



## *City of El Paso – City Plan Commission Staff Report*

**Case No** SUAX12-00001  
**Application Type** Annexation and Service Plan  
**CPC Hearing Date** April 4, 2013  
**Staff Planner** Nelson Ortiz, 541-4931, Ortiznx@elpasotexas.gov

**Location** South of the intersection of Vista Del Sol Drive and Cherrington Street  
**Legal Description** A portion of Cherrington Street, Southerly of Vista Del Sol Drive, within Gateway Estates, El Paso County, Texas  
**Acreage** 0.35 acre  
**Rep District** Adjacent to District 5  
**Existing Use** Vacant  
**Existing Zoning** East ETJ  
**Proposed Zoning** R-F (Ranch-Farm)

**Property Owner** County of El Paso  
**Applicant** CEA Group  
**Representative** CEA Group

**Distance to Park:** 6,497 feet (Paseo Del Sol Park)  
**Distance to School:** 10,645 feet (John Drugan Elementary School)

### **SURROUNDING ZONING AND LAND USE**

**North:** ETJ, Industrial Site/ Vacant  
**South:** R-3 (Residential)/ Vacant  
**East:** ETJ / Vacant  
**West:** ETJ/ Vacant

**THE PLAN FOR EL PASO DESIGNATION:** O6 (Potential Annexation)

**NEIGHBORHOOD ASSOCIATIONS:** None

### **General Information:**

The applicant is requesting annexation of vacant land within the City of El Paso's Extra Territorial Jurisdiction (ETJ) and approval of a service plan in conjunction with the approved Annexation Agreement dated January 2, 2013. The subject property is approximately .35 acre and is currently vacant. Under the terms of the approved agreement, the subject property will be zoned to R-F (Ranch Farm) at the time of annexation.

The property will serve as an additional and necessary point of connection for land within the Paseo Del Sol Land Study (Mesquite Trails Subdivisions).

**Neighborhood Input:**

Notice of the public hearings were mailed to all property owners within 300 feet of this proposed annexation and published in the El Paso Times in accordance with the Texas Local Government Code. Planning did not receive any calls or letters in support or opposition.

**DCC Recommendation:**

The Development Coordinating Committee provides the following comments:

**City Development Department - Planning Division:**

Planning has no objection to the annexation request. The Service Plan shall be approved with the ordinance approving the annexation in accordance with the Texas Local Government Code 43.056. Planning recommends approval of this request.

**City Development Department - Building Permits and Inspections:**

No comments received.

**City Development Department - Land Development**

No Objection.

**Department of Transportation:**

No comments received.

**Fire Department:**

No comments received.

**El Paso Police Department:**

A field check was conducted and it appears the development will not have a negative impact on the community.

**Parks:**

No comments received.

**El Paso Water Utilities:**

We have reviewed the service plan described above and provide the following comments:

1. The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed and collected by EPWU after the El Paso Water Utilities receives an application for water and sanitary sewer services.
2. The annexation agreement should not reflect the annexation fee table on Section Three.
3. Before EPWU can provide services, the property has to be excluded from the limits of the Horizon MUD.

**General:**

4. There are no water mains on the vicinity of Cherrington Street.
5. There is an existing 42-inch diameter sewer interceptor located approximately 5-feet east of the eastern right-of-way line of Cherrington Street. No direct service connections are allowed to this sewer main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.

**Sun Metro:**

Sun Metro has reviewed the supplied annexation case and has the following recommendations:

- Sun Metro does not oppose this request.
- Sun Metro requests that 11' be the minimum width for future lanes of travel.

**County of El Paso:**

No comments received.

**EPWU Stormwater Division:**

We have reviewed the Annexation Service Plan described above and provide the following comments:

**Exhibit "C" – City of El Paso Annexation Service Plan**

1. Under service component (2) Additional Services, (a) Drainage Services, El Paso Water Utilities Public Service Board will provide drainage maintenance in the annexation area in accordance with establish policies of the City. Services include:

- Maintenance of existing public ponding areas and retention dams;
- Storm sewer maintenance;
- Emergency spills and pollution complaints response related to storm drainage systems;

The following services will be provided by the City Development's Land Development Division:

- Watershed development review and inspection;
- Flood plain office (information relating to flood plains.)

**Environmental Services:**

No comments received.

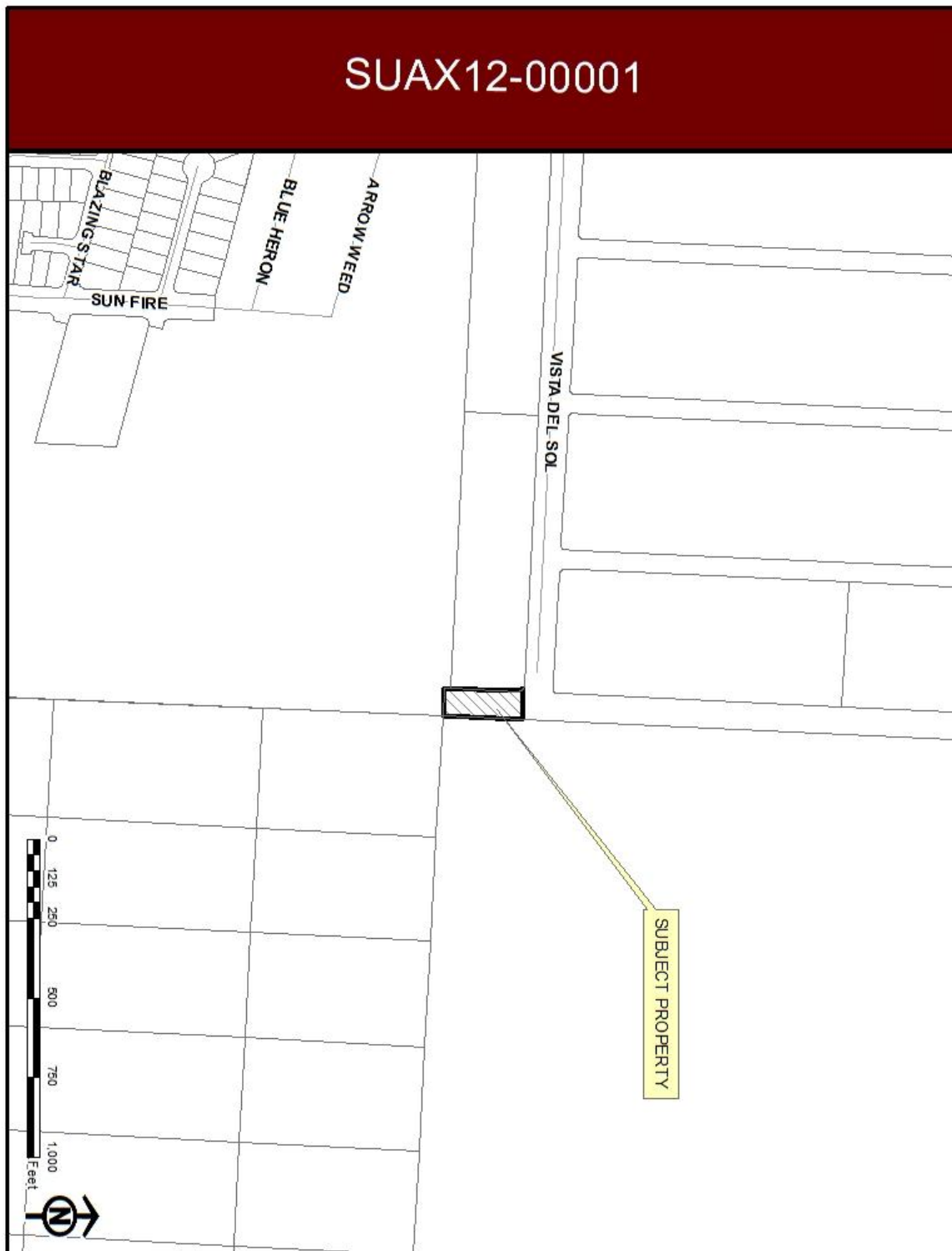
**Attachments**

Attachment 1: Location Map

Attachment 2: Aerial

Attachment 3: Draft Ordinance

Attachment 1: Location Map





Attachment 3: Draft Ordinance